040.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	800,300 / 800,300
					USE VALUE:	800,300 / 800,300
					ASSESSED:	800,300 / 800,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHERNIS JOHN J
Owner 2:	AINSLIE SOPHIA S
Owner 3:	
Street 1:	46 RAWSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAYIATES ARTHUR--ETAL -
Owner 2:	O'BRIEN ALISON P -
Street 1:	10 TROWBRIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .091 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Aluminum Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3985.000	368,700		431,600	800,300
Total Card	0.091	368,700		431,600	800,300
Total Parcel	0.091	368,700		431,600	800,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.37 /Parcel: 366.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 26484
GIS Ref
GIS Ref
Insp Date 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 040.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	368,700	0	3,985.	431,600	800,300		Year end	12/23/2021
2021	104	FV	351,400	0	3,985.	431,600	783,000		Year End Roll	12/10/2020
2020	104	FV	351,400	0	3,985.	431,600	783,000	783,000	Year End Roll	12/18/2019
2019	104	FV	290,400	0	3,985.	458,600	749,000	749,000	Year End Roll	1/3/2019
2018	104	FV	290,400	0	3,985.	334,500	624,900	624,900	Year End Roll	12/20/2017
2017	104	FV	272,500	0	3,985.	291,400	563,900	563,900	Year End Roll	1/3/2017
2016	104	FV	272,500	0	3,985.	248,200	520,700	520,700	Year End	1/4/2016
2015	104	FV	227,600	0	3,985.	242,800	470,400	470,400	Year End Roll	12/11/2014

!3269!

PRINT

Date	Time
12/29/21	22:50:05

LAST REV

Date	Time
04/02/19	15:15:09
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3269

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAYIATES ARTHUR	39744-605		6/30/2003		405,000	No	No		
	21581-020		12/1/1991		99	No	No		A

USER DEFINED

Prior Id # 1:	26484
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2013	1302	Manual	8,800	C				
6/12/2006	455	Porch	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/10/2009	Meas/Inspect	336	PATRIOT
9/27/2003	MLS	HC	Helen Chinal
3/5/2000	Mailer Sent		
3/1/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3985		Sq. Ft.	Site		0	80.	1.35	1									431,639						431,600	

Total AC/HA:	0.09148	Total SF/SM:	3985	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 431,639	Spl Credit	Total: 431,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.34398544
Const Adj.:	0.99980003
Adj $ / SQ:	228.432
Other Features:	100000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534335
Depreciation:	165644
Depreciated Total:	368691

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

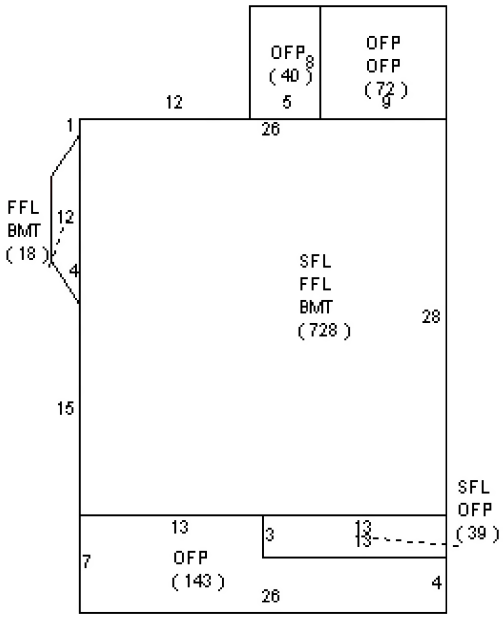
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	228.43
Special Features:	0	Val/Su Net:	140.46
Final Total:	368700	Val/Su SzAd	243.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	767	228.430	175,207
BMT	Basement	746	108.620	81,030
FFL	First Floor	746	228.430	170,410
OFP	Open Porch	366	21.000	7,687

Net Sketched Area: 2,625 | Total: 434,334

Size Ad 1513 | Gross Area 2625 | FinArea 2184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

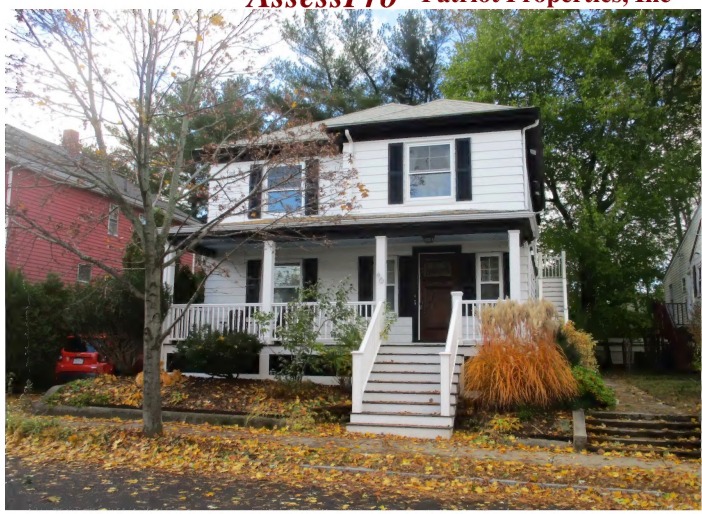
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	104						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

040.0-0002-0005.0

IMAGE

AssessPro Patriot Properties, Inc